



**NOTICE OF  
CITY OF CELINA  
SPECIAL CALLED REGULAR  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
302 W. WALNUT STREET  
TUESDAY MARCH 24, 2015  
6:30 P.M.**

**AGENDA**

- I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**
- II. PLEDGE OF ALLEGIANCE:**
- III. CONSENT AGENDA:**
  - A. Consider and act upon approval of minutes from the February 17, 2015 Planning and Zoning Commission Meeting.
- IV. DIRECTOR'S REPORT:**
- V. REGULAR AGENDA:**
  - A. Conduct a public hearing to consider testimony and take action on amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 6, Supplemental Regulations, to add a new Section 14.05.193, entitled "Hotel Development" and to amend Article 14.01: General Provisions, Section 14.01.007, Definitions.
  - B. Conduct a public hearing to consider testimony and take action on amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 6, Supplemental Regulations, to add a new Section 14.05.192, entitled "Private Street Development."
  - C. Conduct a public hearing to consider testimony and take action regarding amendments to the City's Comprehensive Master Plan, Ordinance 2013-06; to amend the City's Master Thoroughfare and Master Land Use Plan exhibits.
  - D. Consider and act upon a Final Plat for Parkside Phase 1, approximately  $\pm 22.788$  acres situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644. The property is generally located west of Tolleson Drive, south of FM 455 and north of W. Sunset Blvd. and east of FM 428 (Parkside Phase 1).
- VI. ADJOURNMENT:**

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, March 20, 2015 at \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting."

---

Helen-Eve Liebman, AICP  
Director of Planning & Development Services  
City of Celina, Texas

---

Date Notice Removed

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
302 W. WALNUT STREET  
TUESDAY, FEBRUARY 17, 2015  
6:30 P.M.**

**MINUTES**

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

*Chairman Ousley called the meeting to order at 6:35 p.m.*

*Commissioners Ousley, Barley, Haley, Schmitt, and Terry were present.*

*Commissioners Waina and Hangartner were absent.*

*Staff: Helen-Eve Liebman, Director of Planning and Development Services; Brooks Wilson, Senior Planner; Ben Rodriguez, City Planner and Lance Vanzant, City Attorney.*

**II. PLEDGE OF ALLEGIANCE:**

*Chairman Ousley led those present in the salute to the flag.*

**III. CONSENT AGENDA:**

*Consider and act on the minutes from the January 20, 2015 Planning and Zoning Commission meeting.*

*Commissioner Haley moved to approve the Minutes.*

*Commissioner Terry seconded the motion.*

*Motion carried 5-yes; 0-no.*

**IV. DIRECTOR'S REPORT:**

*Director of Planning and Development Services Helen-Eve Liebman reported on the outcome of cases heard by the City Council on February 10, 2015.*

**V. REGULAR AGENDA:**

- A. Conduct a public hearing to consider testimony and take action regarding a residential replat request on  $\pm 0.499$  acres in the Perkins Addition, Lot 6A and 6C, Block 5 (an unrecorded subdivision in Celina, Texas in the John Willock Survey, Abstract No. 975, Collin County), and more commonly known as 701 W. Walnut Street.

*City Planner Ben Rodriguez presented the case including the notification dates and the fact that there were three letters of objection included in the Commissioners' revised packet.*

*Chairman Ousley opened the public hearing.*

*The applicant and owner of the subject property, Mr. Don D'Amico, 5294 CR 126, Celina, Texas, stated that the purpose of the replat was to demolish the existing home, which is not in suitable condition for restoration, and build two entry-level homes with garages that meet the requirements of the Zoning Ordinance, including the additional architectural components of the Old Town Residential zoning district.*

*Mr. Ronald Childers, 708 W. Walnut, Celina, Texas, objected to the demolition of the existing home that adds character to the Old Town Residential area and objected to any additional traffic along Walnut Street.*

*Mr. Willie Green, 613 W. Pecan Street, Celina, Texas, stated that he has no objection to the additional residence, but wanted to be assured that the lots would meet the requirements of the zoning district.*

*Mr. Rodriguez answered that the proposed lots meet the requirements of the Subdivision Standards and the setback requirements of the Old Town Residential zoning district.*

*Mr. Jack Ousley, 12798 W.FM 455, Celina, Texas, spoke in opposition to the demolition of the existing residence and diminishing the historic character of the city with new homes.*  
*There being no further comments from the public, Chairman Ousley closed the public hearing.*  
*Chairman Ousley mentioned that new homes should be built so that they are sustainable and add to the value of the Old Town Residential zoning district.*  
*Commissioner Schmitt commented that perhaps the Historic Preservation Committee should be consulted when replats of this nature are brought before the Planning and Zoning Commission.*  
*City Attorney Lance Vanzant advised the Commissioners that during this discussion the appropriate focus should be on the merits of the plat itself and not any subsequent buildings to be constructed.*  
*There being no further discussion, Chairman Ousley called for a motion.*  
*Commissioner Barley moved to approve the replat.*  
*Commissioner Terry seconded the motion.*  
*Motion carried 3-yes; 2-no (Ousley and Schmitt opposed).*

- B. Consider and act upon a construction plat for The Lakes at Mustang Ranch, Phase 1, ±167.863 acres situated in the Coleman Watson Survey, Block 4, Tract 26; Abstract No. 945, Collin County, comprised of 334 residential lots and 18 common area lots. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road.

*Senior Planner Brooks Wilson presented the case.*  
*Commissioner Barley asked for clarification on the location of Phase 1 within the overall Mustang Ranch development.*  
*Director of Planning and Development Services Helen-Eve Liebman showed the overall schematic and the location of Phase 1, which encompasses the main through streets in the development and adjacent residential lots.*  
*Commissioner Haley asked why the right-of-way dedication on Ownsby Parkway was shown as 120 feet within the development and only 60 feet on the perimeter of the development.*  
*Ms. Liebman explained that the other half of the required right-of-way would be dedicated at the time of the development of the tract south of Ownsby Parkway.*  
*Mr. Casey Ross, Dowdey, Anderson & Associates, Inc., 5225 Village Creek Drive, Plano, Texas, representing the applicant, stated that there is no issue with the outstanding Engineering comments and they would be addressed to the City's satisfaction prior to the March 17<sup>th</sup> City Council meeting.*  
*There being no further questions or comments, Commissioner Terry moved to approve Item B, subject to the Engineering comments being addressed to the City's satisfaction prior to the March 17<sup>th</sup> City Council meeting.*  
*Commissioner Haley seconded the motion.*  
*Motion carried 5-yes; 0-no.*

- C. Consider and act upon a final plat for Light Farms Phase 3 (The Cypress and Sage Neighborhoods), approximately 77.78 acres situated in the Collin County School Land Survey No.14, Abstract No. 167 in Collin County, Texas. The property is generally located north of FM 1461 and east of the Dallas North Parkway.

*City Planner Ben Rodriguez presented the case and stated that staff recommends approval subject to the applicant correcting the ownership language on the plat document.*  
*Commissioner Haley asked if Light Farms is within the city limits.*  
*Director of Planning and Development Services Helen-Eve Liebman stated that Light Farms is in the city's extraterritorial jurisdiction (ETJ).*  
*Commissioner Haley asked if Light Farms would be annexed into the City.*  
*Ms. Liebman stated that it may be annexed at a future date but no plans for annexation are pending.*  
*Commissioner Terry asked if Frontier Parkway is within the city limits.*  
*Mr. Rodriguez stated that the portions of Frontier Parkway adjacent to the city limits are also within the city limits and the portions, such as adjacent to Light Farms, are not. Those portions of right-of-way remain within the County jurisdiction.*

*Commissioner Barley moved to approve the item subject to the applicant correcting the ownership language on the plat document.*  
*Commissioner Schmitt seconded the motion.*  
*Motion carried 5-yes; 0-no*

*Prior to consideration of Item D, Commissioner Terry recused himself due to possible conflict of interest.*

- D. Consider and act upon a construction plat for The Creeks of Legacy Model Home Park, 2.712 acres situated in the Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361, Collin County, comprised of 9 residential lots. The property is generally located on the northwest corner of FM 1461 (Frontier Parkway) and Doe Branch Boulevard.

*City Planner Ben Rodriguez presented the case and stated that eight of the lots would have model homes built on them and the ninth lot would be used for temporary sales parking. In addition, the Engineering Department has stipulated that all retaining walls be designed and sealed by a registered engineer and that the flood plain be revised due to the reclamation of land.*

*Chairman Ousley asked about the condition of Comal Court.*

*Mr. Rodriguez responded that the streets shown would be constructed of concrete.*

*Commissioner Schmitt asked how this plat fit into the overall scheme of the Creeks of Legacy.*

*Mr. Rodriguez indicated the approximate location of the previously approved phases and added that the model home plat would be located near the main entrance feature of the development.*

*Commissioner Haley moved to approve Item D. subject to the outstanding comments being addressed prior to the March 17 City Council meeting.*

*Commissioner Barley seconded the motion.*

*Motion carried 4-yes; 1-recuse (Terry).*

- E. Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.03: Zoning Districts, Division 1: Generally, Section 14.03.022 HD, Historic Downtown district and Chapter 14: Zoning, Article 14.02: Zoning Procedures and Administration.

*City Planner Ben Rodriguez asked that the case be tabled until the March 24<sup>th</sup> meeting.*

*No one came forward to speak during the public hearing.*

*Commissioner Barley moved to continue the public hearing and table Item E. until the March 24<sup>th</sup> Planning and Zoning Commission meeting.*

*Commissioner Schmitt seconded the motion.*

*Motion carried 5-yes; 0-no.*

**F. ADJOURNMENT:**

*There being no further business, Chairman Ousley adjourned the meeting at 7:20 p.m.*

---

Helen-Eve Liebman, AICP  
Director of Planning & Development Services  
City of Celina, Texas

---

Date

---

Jace Ousley, Chairman  
Planning and Zoning Commission

---

Date



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Brooks Wilson, AICP, Senior Planner  
Meeting Date: March 24, 2015  
Re: Hotel/Motel Regulations Ordinance

---

### **Action Requested:**

Conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 6: Supplemental Regulations, to add a new Section 14.05.193, entitled "Hotel/Motel Development" and to amend Article 14.01: General Provisions, Section 14.01.007: Definitions.

### **Background Information:**

Staff is proposing an amendment to the Zoning Ordinance to add regulations and development standards for hotel/motel development within the City of Celina. The proposed revisions include prohibiting all motel development and requiring a Conditional Use Permit for all "limited service" hotel development. "Full service" hotels would be allowed by right in those zoning districts that currently allow this use. Staff is proposing a revised definition for motels, and new definitions for both limited service and full service hotels, and establishing minimum requirements for each. Any applications for limited service hotel use would require the review and approval of the City Council through the Conditional Use Permit process to determine if the hotel will be beneficial to the citizens of the City.

### **Legal Obligations and Review:**

N/A

### **Public Notifications:**

Notice of this public hearing was published in the Celina Record on March 6, 2015.

### **Supporting Documents:**

- Proposed regulations

### **Staff Recommendation:**

- Staff recommends approval of the item as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1023 or by email at [bwilson@celina-tx.gov](mailto:bwilson@celina-tx.gov).

**Article 14.05 Development Standards and Use Regulations**  
**Division 6. Supplemental Regulations**

Add a new section:

**Section 14.05.193. Hotel Development.** The following regulations shall apply to hotels:

- (a) Limited Service Hotels shall include all of the following amenities:
  - (1) A minimum of 700 square feet of meeting room space;
  - (2) Limited food and beverage service, including breakfast buffet service;
  - (3) Guest room access from an interior hallway;
  - (4) Minimum of 400 square feet of pool surface area; and
  - (5) Attached covered drive-through area adjacent to the hotel lobby or reception area.
- (b) Full Service Hotels shall include all of the following amenities:
  - (1) A minimum of 100 guest rooms and/or suites;
  - (2) A minimum of 4,000 square feet of meeting room space;
  - (3) A minimum of one (1) restaurant which provides three (3) meals per day with on-site preparation and service provided by wait staff, hostesses, etc. and seating for a minimum of thirty (30) customers;
  - (4) Guest room access from an interior hallway;
  - (5) Minimum of 800 square feet of pool surface area; and
  - (6) Attached covered drive-through area adjacent to the hotel lobby or reception area.”
- (c) Motels are prohibited within the City of Celina.

**Article 14-01 General Provisions**

**Revise Section 14.01.007, Definitions, as follows:**

Remove the current definition of motel or hotel to define only motels:

~~*Motel or hotel.* A facility offering temporary lodging accommodations or guest rooms on a daily rate to the general public and providing services, such as restaurants, meeting rooms, housekeeping service and recreational facilities with direct access to each room from the outside. A guest room shall be defined as a room designed for the overnight lodging of hotel guests for an established rate or fee. Motels are prohibited within the City of Celina.~~

Replace with the following definitions:

*“Hotel, Full Service.* A building designed for the overnight or temporary lodging accommodations for travelers, having guestrooms or suites for compensation on a daily rate to the general public and providing services and amenities beyond basic linen, maid service and the use of furnishing, such as restaurants, bars, conference rooms, reception areas and recreational facilities.”

*“Hotel, Limited Service.* A building designed for the temporary overnight or temporary lodging accommodations for travelers containing six (6) or more guest

rooms, suites or units for compensation on a daily rate providing basic hotel services such as linen, maid service and the use of furnishings.”

*“Motel.”* A building designed for the temporary overnight or temporary lodging accommodations for travelers containing six (6) or more guest rooms, suites or units for compensation on a daily rate providing basic hotel services such as linen, maid service and the use of furnishings. Motels are distinguished from hotels in that motel rooms have direct access from the outside into each guest room.”



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Brooks Wilson, AICP, Senior Planner  
Meeting Date: March 24, 2015  
Re: Private Street Development Ordinance

---

### **Action Requested:**

Conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 6: Supplemental Regulations, to add a new Section 14.05.192, entitled "Private Street Development."

### **Background Information:**

Staff is proposing an amendment to the Zoning Ordinance to add regulations and development standards for private street development within the City of Celina. These regulations would require the review and approval of the Planning and Zoning Commission and the City Council through the Conditional Use Permit (CUP) process to determine if a proposed private street system will be beneficial to the citizens of the City.

### **Legal Obligations and Review:**

N/A

### **Public Notifications:**

Notice of this public hearing was published in the Celina Record on March 6, 2015.

### **Supporting Documents:**

- Proposed regulations

### **Staff Recommendation:**

Staff recommends approval of the item as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1023 or by email at [bwilson@celina-tx.gov](mailto:bwilson@celina-tx.gov).

## **Article 14.05 Development Standards and Use Regulations**

### **Division 6. Supplemental Regulations**

#### **Section 14.05.192. Private Street Development.**

- (a) Generally.** Private Street Developments are subject to provisions of the Master Thoroughfare Plan and the Subdivision Ordinance, as it exists or may be amended. Private Street Developments shall only be permitted by the approval of a Conditional Use Permit. Private Street Developments shall be located in an area that is surrounded on at least three (3) sides, and in any event no less than approximately seventy-five percent (75%) of the perimeter, by natural barriers or similar physical barriers created by man. Examples of natural barriers would be creeks and floodplains. Examples of similar barriers created by man would be a golf course, school location, park, railroad tracks or a limited access roadway. Non-qualifying man-made barriers include screening walls, local roadways, man-made drainage ditches, detention ponds, landscape buffers, earthen berms, utility easements and rights-of-way. Private Street Developments may not cross an existing or proposed thoroughfare as shown on the City's adopted Thoroughfare Plan nor shall a private street development disrupt an existing or proposed hike and bike route.
- (b) Connectivity.** The Comprehensive Plan calls for all plans for development in the City to include a high degree of connectivity within developments and between one development and another. Any proposed Private Street Development adjacent to an existing public street subdivision that can be reasonably connected, including by constructing a bridge or culvert, for example, should not be approved as a Private Street Development. The two adjacent subdivisions should allow cross-connectivity using public streets. This is especially critical when one of the two adjacent subdivisions has a school site within the development.
- (c) Criteria for Approval.** In considering requests for CUP or "C" – Conditional Use Permits for Private Street Developments, the Planning and Zoning Commission and City Council shall use any of the following criteria:
1. New Development
    - (A) Non-disruption of planned public roadways or facilities/projects (thoroughfares, parks, park trails, public pedestrian pathways, etc.);
    - (B) Non-disruption to and from properties of future developments either on-site or off-site to the proposed subdivision;
    - (C) No negative effect on traffic circulation on nearby public streets;
    - (D) Not less than one hundred (100) feet of street frontage on which to locate the main entrance gate;

- (E) No more than two (2) gated street entrances, subject to approval by the City Engineer, may face a designated thoroughfare within a one (1) mile segment of that thoroughfare;
- (F) No impairment of access to and from public facilities including schools or public parks;
- (G) No impairment of the adequate and timely provision of essential municipal services (emergency services, water/sewer improvements or maintenance, etc.);
- (H) The main entrance to the private street development shall have adequate throat depth to provide for residents, their guests and any accidental access and have an escape aisle for those vehicles not admitted into the subdivision;
- (I) Existence of natural and/or qualifying man-made boundaries around seventy-five percent (75%) of the development; and/or
- (J) Absence of a concentration of Private Street Developments in the vicinity of the requested Private Street Development.

2. Conversion of Existing Subdivision to Private Street Developments. Criteria includes all the criteria, issues and procedures involved with new developments, plus:

- (A) Submittal of a petition signed by one hundred percent (100%) of the owners in the existing subdivision requesting conversion to private streets;
- (B) Existence of a property owners' association that would be responsible for owning and maintaining the converted streets and rights-of-way;
- (C) Applicants must agree to contract with the City for the purchase of the installed infrastructure and rights-of-way from the City of Celina at fair market appraised value for cash in full payment, and agree to maintain the infrastructure and rights-of-way at City standards thereafter prior to the approval of the Conditional Use Permit;
- (D) All documents are subject to the review and approval of the City Attorney; and/or
- (E) Subsequent to the approval of the Private Street designation, the entire subdivision affected shall be re-platted to reflect the ownership changes.



## Memorandum

To: **The Celina Planning & Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Brooks Wilson, AICP, Senior Planner  
Meeting Date: March 24, 2015  
Re: Thoroughfare Plan Amendments

---

### **Action Requested:**

Conduct a public hearing to consider testimony and take action regarding amendments to the City's Comprehensive Master Plan, Ordinance No. 2013-06; to amend the City's Master Thoroughfare and Master Land Use Plan exhibits.

### **Background Information:**

The City adopted its updated Comprehensive Plan on April 30, 2013. Subsequent to its adoption, two applicants have proposed alternate alignments to accommodate the layout and design of their development schemes.

Staff is proposing that the alignments of a sixty (60) foot major collector within the Lakes at Mustang Ranch, from FM 1461 to Carter Ranch Road, and a ninety (90) foot minor arterial within Green Meadows, from Carey Road to the proposed Outer Loop Extension, be reflected on the City's Master Thoroughfare Plan and Master Land Use Plan as shown on Exhibits A and B, respectively..

In addition, staff is proposing that the future extension of the major north/south collector within Lakes at Mustang Ranch be upgraded from a major collector with 60-80 feet of right-of-way to a minor arterial with ninety (90) feet of right-of-way, as shown on Exhibit C. This proposed roadway will travel approximately 3.6 miles northward from Carter Ranch Road and then approximately 1.7 miles west to SH 289 (Preston Road).

### **Public Notice:**

The public notice was published in the Celina Record on March 6, 2015.

### **Supporting Documents:**

- Exhibit A – Existing and Proposed Thoroughfare Plan alignment for Lakes at Mustang Ranch
- Exhibit B - Existing and Proposed Thoroughfare Plan alignment for Green Meadows
- Exhibit C - Proposed Thoroughfare upgrade for future north/south and east/west major arterial
- Exhibit D – Proposed revised Future Land Use Map

### **Legal Review:**

N/A

### **Staff Recommendation:**

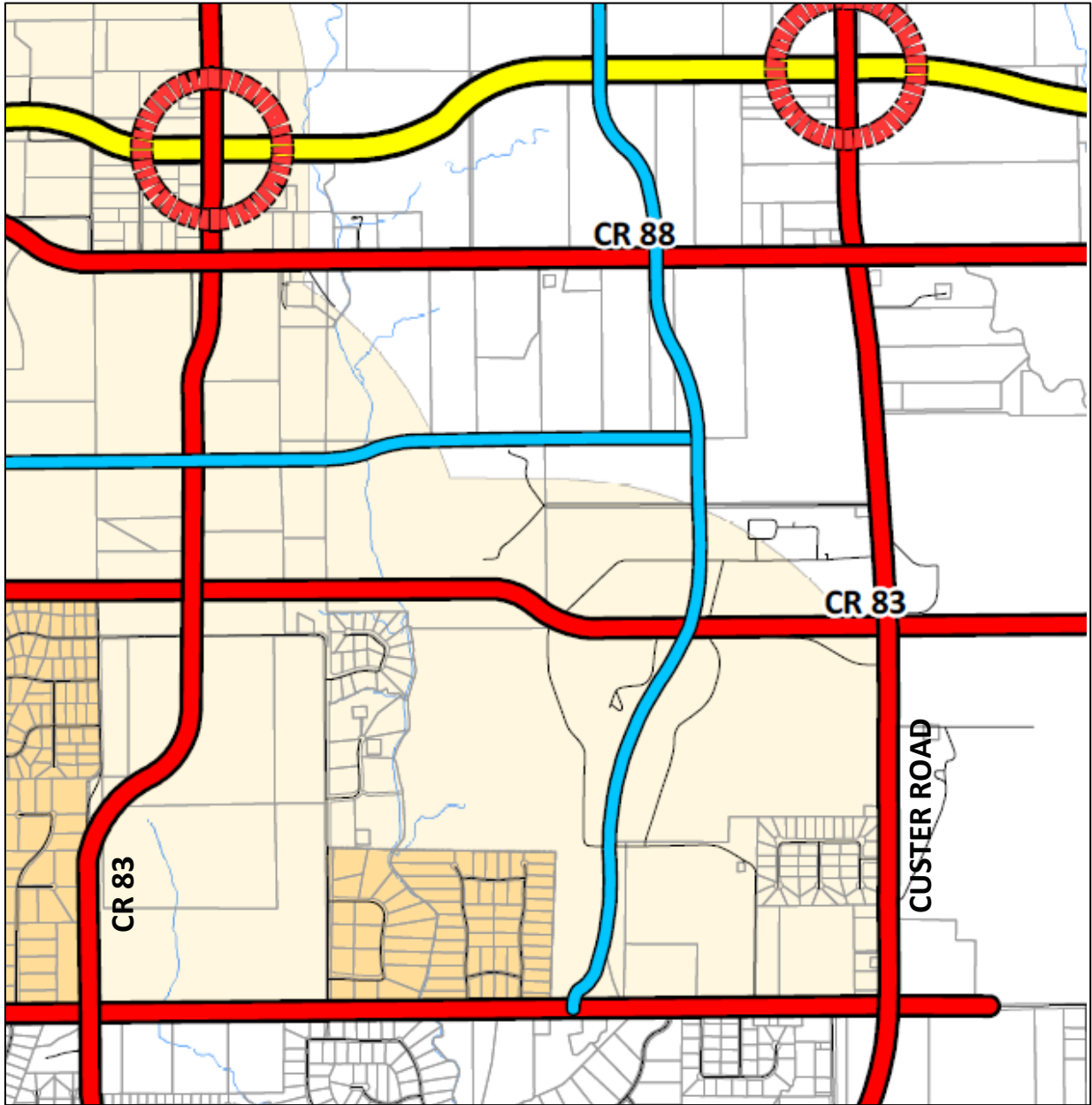
Staff recommends approval.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1023 or by email at [bwilson@celina-tx.gov](mailto:bwilson@celina-tx.gov).

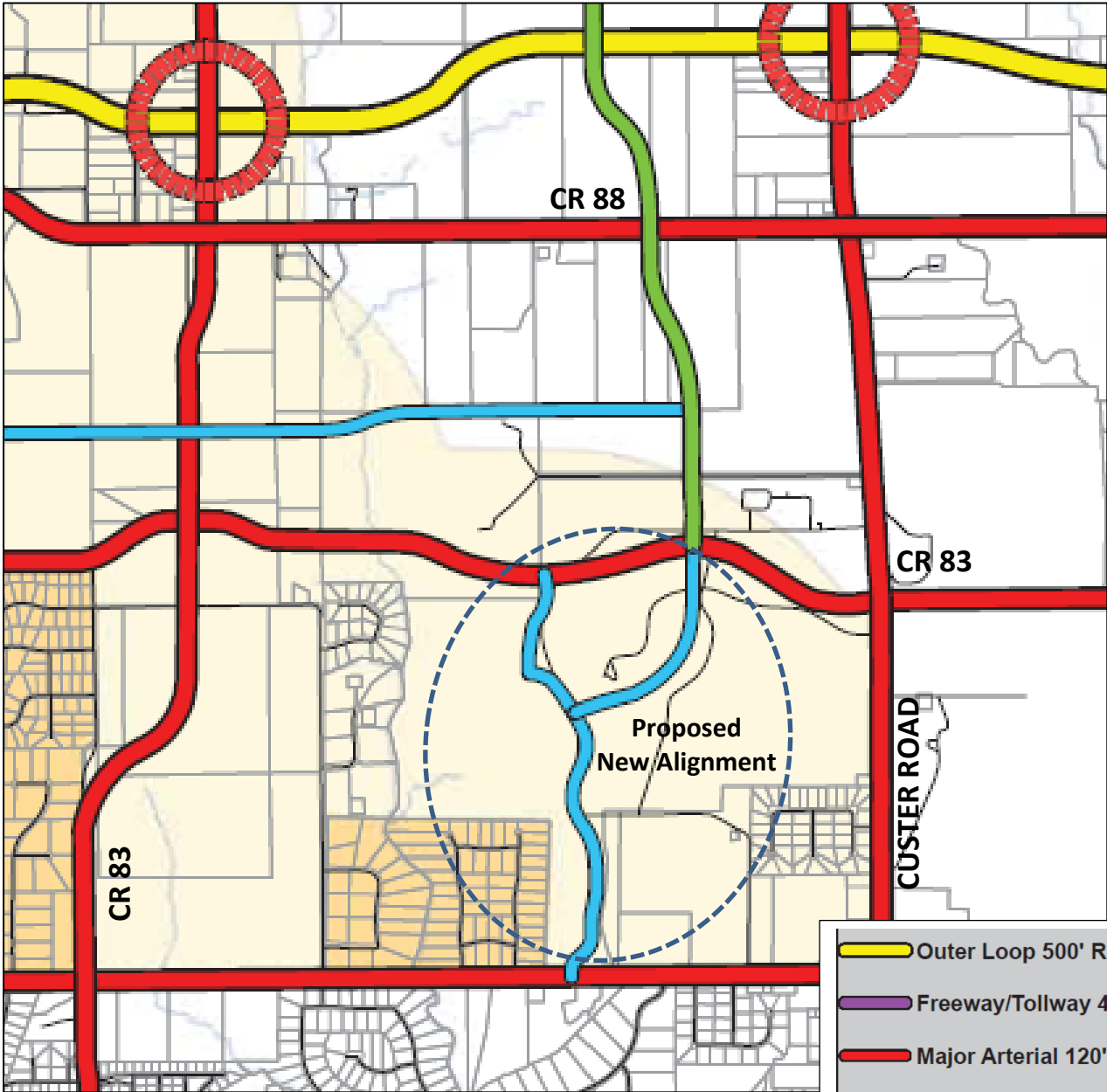


EXHIBIT A – Proposed Realignment of Thoroughfare

Lakes at Mustang Ranch Proposed Alignment



Existing Alignment



Proposed Alignment

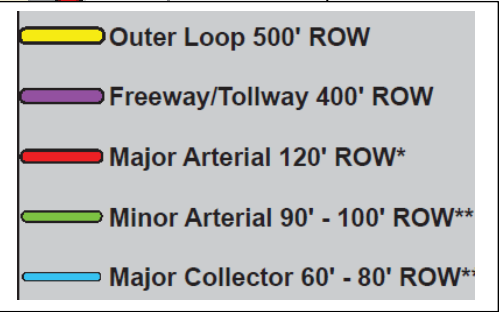
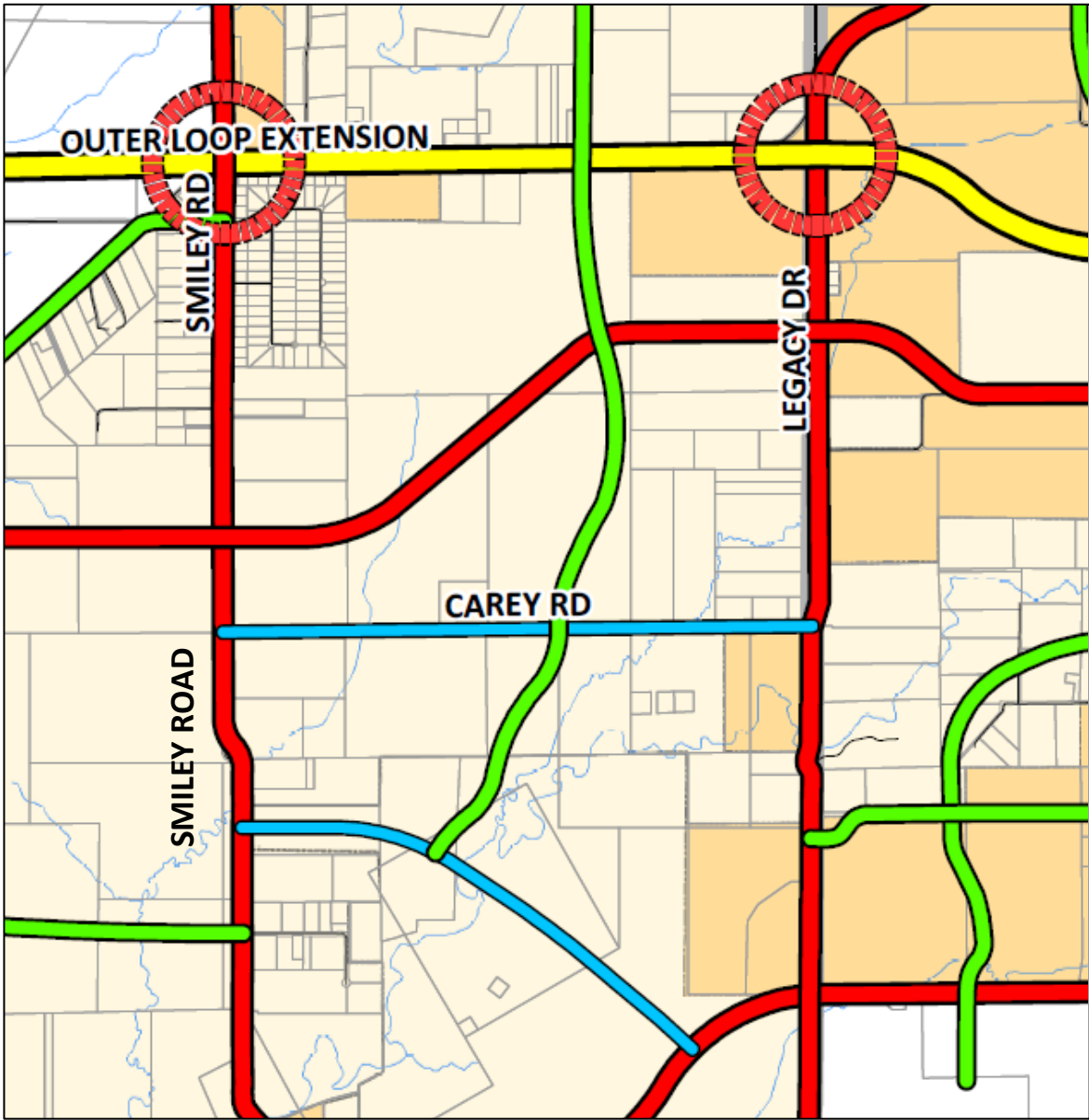
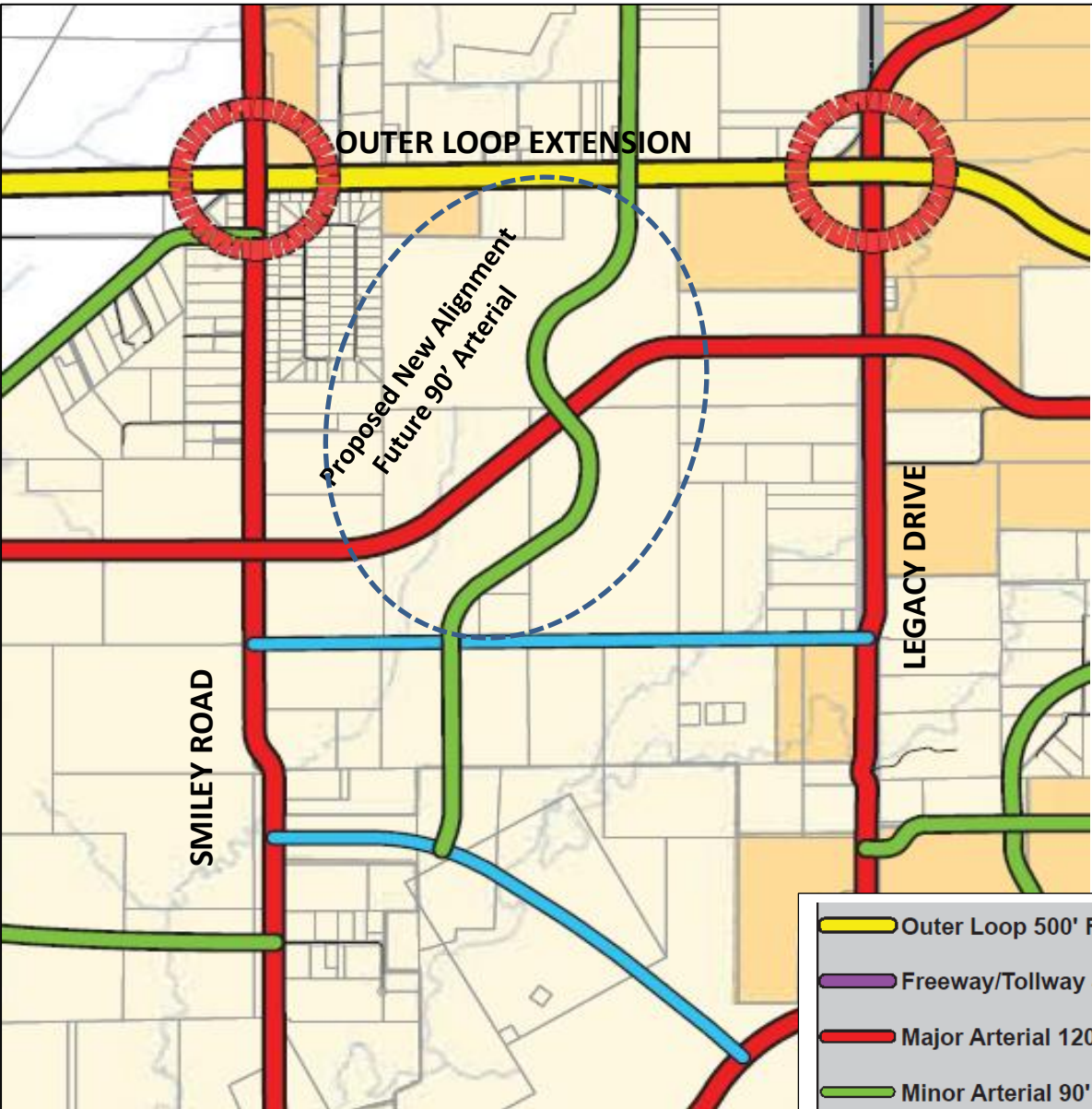


EXHIBIT B – Proposed Realignment of Thoroughfare

Green Meadows Proposed Alignment



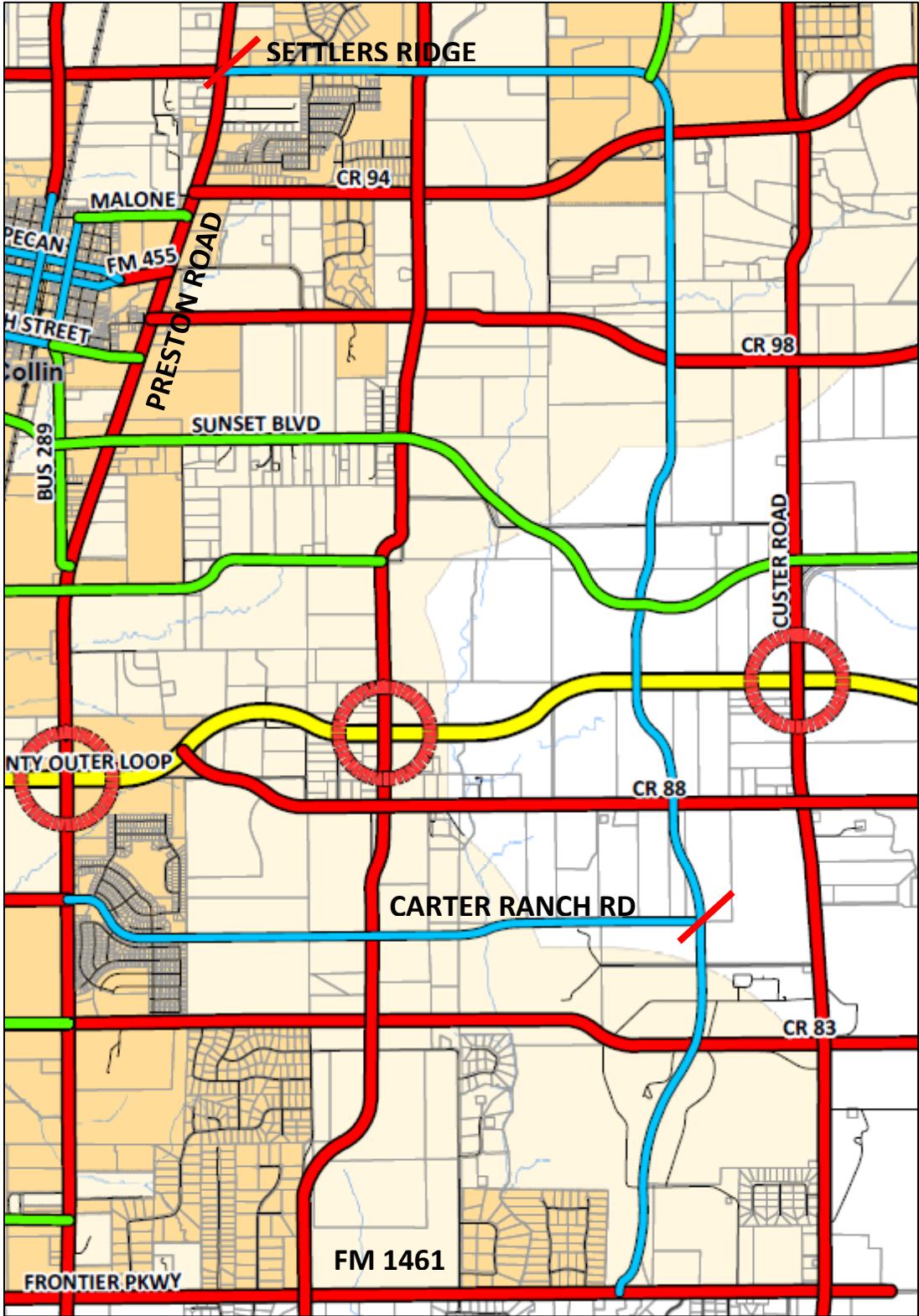
Existing Alignment



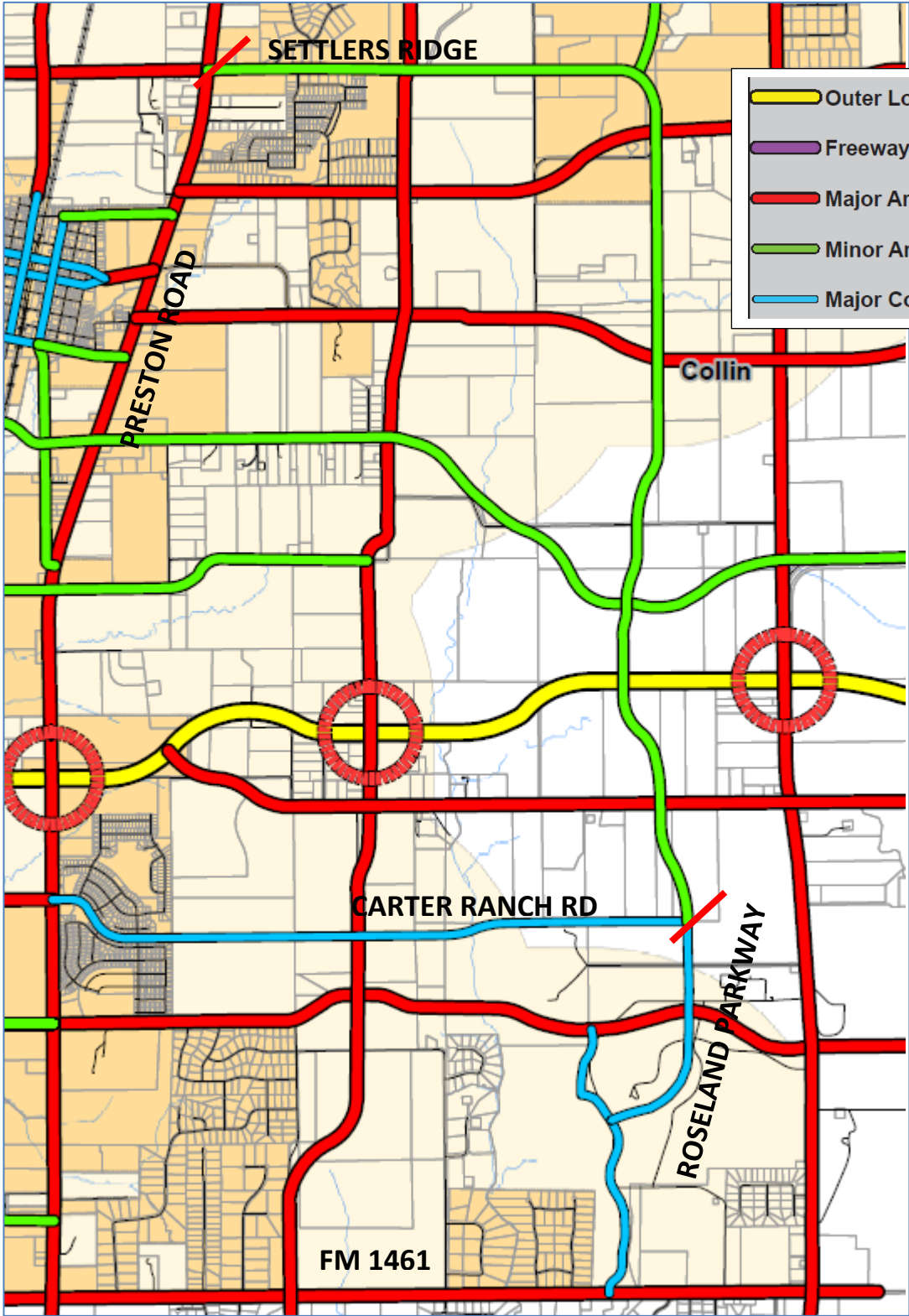
Proposed Alignment



EXHIBIT C – Proposed Upgrade of Thoroughfare Classification



Existing Major Collector (Blue)



Proposed Minor Arterial (Green)



Thoroughfare Type

- FREEWAY/TOLLWAY
- MAJOR THOROUGHFARE
- MINOR THOROUGHFARE
- MAJOR COLLECTOR

Type

- Commercial/Mixed Use
- Potential Transit-Oriented Development
- Regional Commercial Center

Land Use Type

- Estate Mix/Suburban Mix
- Historic District
- Light Industrial/Mixed-Use
- Regional Activity Center
- Suburban Moderate-High Res.
- Urban Center Mixed-Use

ADOPTION DATE:

April 30, 2013

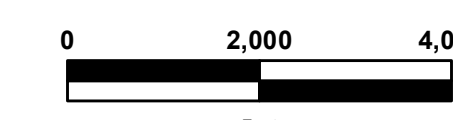
AMENDMENT DATE:

April 14, 2015

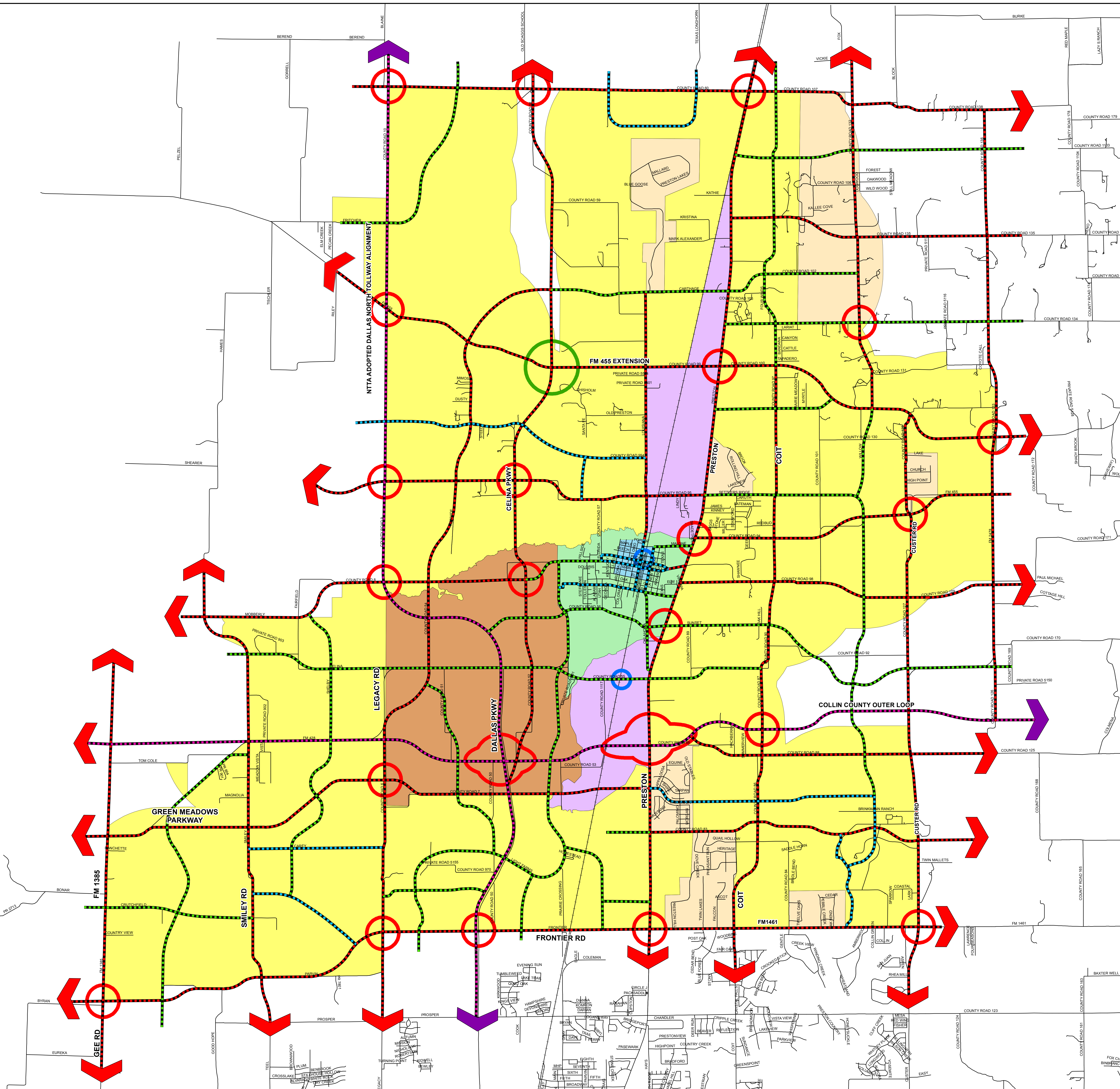
NOTE:  
- COLLECTORS NOT SHOWN FOR CLARITY. LOCATION OF COLLECTORS TO BE DETERMINED PER CITY ORDINANCES.

- OVERLAY DISTRICTS NOT SHOWN FOR CLARITY. LOCATION IS DESCRIBED WITHIN THE CONTEXT OF THE COMPREHENSIVE PLAN.

- A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES



Disclaimer:  
Every effort has been made to ensure the accuracy of data. The City of Celina assumes no liability or damages due to errors or omissions.



# Celina Future Land Use Plan



## Memorandum

To: **The Celina Planning & Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Ben Rodriguez, Planner  
Meeting Date: March 24, 2015  
Re: Final Plat for Parkside Phase 1

---

**Action Requested:**

Consider and act upon a Final Plat for Parkside Phase 1, approximately  $\pm 22.788$  acres situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644. The property is generally located west of Tolleson Drive, south of FM 455 and north of W. Sunset Blvd. and east of FM 428.

**Background Information:**

The Final Plat for Parkside, Phase 1, will create 78 residential lots and 5 HOA lots.

**Public Notice:**

N/A

**Supporting Documents:**

- Plat Exhibit

**Legal Review:**

N/A

**Board/Committee Recommendation:**

N/A

**Staff Recommendation:**

Staff recommends the item be approved on the condition that the applicant addressing all of the staff comments prior to the City Council meeting on April 14, 2015.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at [Brodriguez@celina-tx.gov](mailto:Brodriguez@celina-tx.gov).

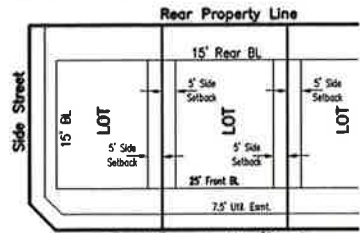
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	31.81'	500.00'	338°42'	N 78°19'28" E	31.80'
C2	118.90'	400.00'	170°15'2"	N 65°59'09" E	118.48'
C3	329.83'	400.00'	47°14'40"	S 81°05'33" W	320.58'
C4	108.19'	400.00'	151°2'38"	S 82°53'26" E	105.88'
C5	180.44'	700.00'	14°46'08"	S 07°19'49" W	179.94'
C6	240.10'	1050.00'	13°06'07"	S 09°06'10" E	239.58'
C7	81.18'	400.00'	8°45'46"	S 04°08'04" E	81.12'
C8	108.19'	400.00'	151°2'38"	S 82°53'26" E	105.88'
C9	111.71'	50.00'	128°00'52"	N 44°30'15" E	89.88'
C10	111.71'	50.00'	128°00'52"	N 45°29'45" W	89.88'
C11	120.98'	50.00'	138°36'34"	N 21°11'29" W	93.55'
C12	224.88'	1044.77'	121°9'57"	S 83°30'05" W	224.43'
C13	28.02'	213.00'	73°2'14"	S 78°31'48" W	28.00'
C14	382.25'	1070.92'	20°27'04"	N 29°31'48" W	380.23'
C15	144.59'	400.00'	20°42'39"	N 84°08'45" E	143.80'
C16	82.99'	375.00'	12°40'49"	N 63°48'38" E	82.82'
C17	130.73'	407.50'	18°22'53"	S 23°55'13" W	130.17'
C18	135.78'	392.50'	19°49'17"	N 24°38'25" E	135.11'
C19	47.58'	34.00'	80°10'39"	S 49°47'24" E	43.79'
C20	25.19'	18.00'	80°10'39"	N 49°47'24" W	23.18'

Line Table		
Line #	Bearing	Distance
L1	N 45°20'08" W	21.27'
L2	N 44°30'15" E	14.14'
L3	N 54°12'13" E	15.43'
L4	S 50°06'34" E	13.84'
L5	N 35°26'56" E	15.29'
L6	N 61°31'08" W	13.49'
L7	S 70°41'46" W	30.00'
L8	S 27°47'58" W	20.57'
L9	S 76°34'59" W	30.00'
L10	S 36°32'26" E	12.52'

Line Table		
Line #	Bearing	Distance
L11	N 45°29'45" W	14.14'
L12	S 44°39'31" W	21.18'
L13	S 89°48'47" W	57.52'
L14	S 80°17'55" W	84.04'
L15	N 40°26'34" W	47.31'
L16	N 43°59'36" W	13.77'
L17	S 58°04'57" W	14.54'
L18	N 45°29'45" W	14.14'
L19	N 44°30'15" E	14.14'
L20	S 31°43'30" E	13.78'

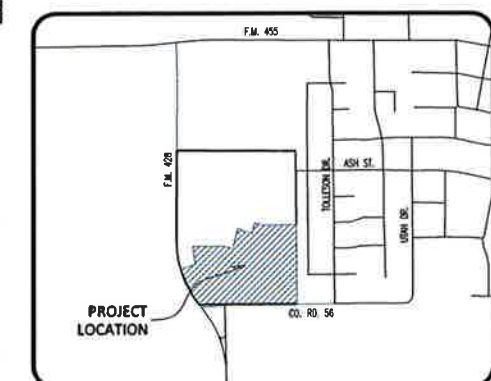
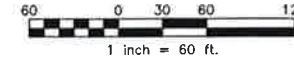
Line Table		
Line #	Bearing	Distance
L21	N 44°30'15" E	14.14'
L22	N 45°29'45" W	14.14'
L23	S 59°42'53" W	14.14'
L24	S 89°30'15" W	74.74'
L25	S 14°43'47" W	9.40'
L26	N 90°00'00" E	3.86'
L27	S 00°00'00" E	31.00'
L28	N 90°00'00" W	31.00'
L29	N 00°00'00" E	31.00'
L30	N 90°00'00" E	9.29'

Line Table		
Line #	Bearing	Distance
L31	N 14°43'47" E	20.86'
L32	N 89°30'15" E	77.36'
L33	S 89°32'43" E	67.22'
L34	S 09°42'05" E	15.89'
L35	N 09°42'05" W	15.89'
L36	N 89°32'43" W	67.19'



Front Property Line/Street  
 TYPICAL LOT DETAILS  
 78 LOTS TO PD-29 STANDARDS  
 ON 50' R.O.W. (w/NO ALLEY ACCESS)  
 (78 Lots/22.788 Acres = 3.42 units/acre)  
 (TYPICAL LOT SIZE = 50'X120') (TYPICAL PAD SIZE = 40'X80')

LEGEND	
(Not all items may be applicable)	
0	5/8" IRON ROD FOUND, UNLESS OTHERWISE NOTED
RS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED
SP	"SPARSE"
RF	IRON ROD FOUND
CR	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SE	SANITARY SEWER EASEMENT
SL	STREET EASEMENT
WM	WALL MAINTENANCE EASEMENT
SW & LMC	SCREENING WALL & LANDSCAPE MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
M.F.F.	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
C/L	CENTERLINE
BD	BLOCK DESIGNATION
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
OPRST	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



LOCATION MAP  
 1" = 100'

- NOTES:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
  - Basis of bearing, horizontal and vertical position derived from the Texas WGS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
  - No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 4808500110J, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
  - Secondary Story Window Restrictions: The homes adjacent to the eastern property boundary that have a second story shall not have windows on the second story facing east toward the homes and yards of the adjacent properties.
  - All open space/common area lots are to be dedicated to the HOA and the HOA will be responsible for the maintenance and upkeep of said lots.
  - Sidewalks must be installed by the Developer along all open space and common area lots.
  - The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalk).
  - A fence may be constructed along lot lines within a surface drainage easement provided the fence does not obstruct surface drainage.
  - All lot corners and boundary corners will be set upon completion of construction with 1/2" iron rods with plastic caps stamped "SPARSE". The centerline of the street right-of-way will be monumented with a scribed "X" in concrete at the P.C.'s and P.T.'s and intersection points.
  - All landscape, water, sanitary sewer, and drainage easements to be dedicated to the City of Celina and maintained by the HOA.

**CITY OF CELINA**  
 MAR 18 2015  
 RECEIVED

CITY PROJECT NO. P-201402-01  
**FINAL PLAT**

**PARKSIDE PHASE 1**  
 78 RESIDENTIAL LOTS DEVELOPED &  
 5 HOA LOTS BEING 22.788 ACRES OUT OF THE  
 M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 644  
 CITY OF CELINA, COLLIN COUNTY, TEXAS

**Owner/Applicant**  
 Forestar Group  
 14755 Preston Road, Ste. 710  
 Dallas, Texas 75254  
 Telephone (972) 341-2939  
 Contact: Thomas H. Burleson

**Engineer/Surveyor**  
 Splars Engineering, Inc. TPE No. F-2121  
 765 Guster Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: Tim C. Splars

Printed For: BROWN And Date: 3/17/2015 10:17 AM  
Drawing: S:\GIS\2015\15-157 Final Plat\SidePhase 1(13-157) plat.dwg, Saved By: BROWN Date: 3/17/2015 8:58:23 AM

OWNERS CERTIFICATE

WHEREAS Forestar (USA) Real Estate Group Inc., are the owners of a tract of land situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644, City of Frisco, Collin County, Texas, the subject tract being recorded in Document No. 20131220001668420 of the Deed Records, Collin County, Texas (DRCTT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in County Road 56 for the southeast corner of said Forestar tract;

THENCE S 89°48'48" W, 1047.52 feet a 1/2" iron rod found on the east line of Farm to Market Road 428 (a 90 foot right-of-way) for the southwest corner of said Forestar tract;

THENCE N 39°45'18" W, 22.05 feet along the east line of Farm to Market Road 428 to a 1/2" iron rod found;

THENCE continuing along the east line thereof, around a tangent curve to the right having a central angle of 25°33'25", a radius of 1100.92 feet, a chord of N 26°58'35" W — 487.01 feet, an arc length of 491.07 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE departing said right-of-way, the following:

Around a non-tangent curve to the left having a central angle of 03°56'23", a radius of 460.00 feet, a chord of N 76°28'16" E — 31.62 feet, an arc length of 31.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 74°30'05" E, 109.84 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 30°37'35" E, 14.42 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the right having a central angle of 10°25'59", a radius of 1075.00 feet, a chord of N 07°45'56" W — 195.48 feet, an arc length of 195.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;;

N 87°27'03" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 89°45'11" E, 290.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 00°14'49" E, 200.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a tangent curve to the right having a central angle of 04°28'34", a radius of 375.00 feet, a chord of N 02°29'06" E — 29.29 feet, an arc length of 29.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the right having a central angle of 175°29'32", a radius of 7.32 feet, a chord of S 85°51'08" E — 14.63 feet, an arc length of 22.43 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 163°35'16", a radius of 50.00 feet, a chord of S 79°52'26" E — 98.97 feet, an arc length of 142.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 75°17'07" E, 91.17 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 72°16'21" E, 9.51 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 30°17'07" E, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 75°17'07" E, 110.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 14°42'53" E, 122.51 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 75°26'06" E, 100.27 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 89°30'15" E, 363.76 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the west line of Tolleson Estates, an addition recorded in Cabinet O, Page 36, Plat Records, Collin County, Texas;

THENCE S 00°29'45" E, along the west line thereof, passing at 894.55 feet the southwest corner of said Tolleson Estates, continuing into said County Road 56 a total distance of 932.42 feet to the POINT OF BEGINNING with the subject tract containing 992,659 square feet or 22.788 acres of land,

GENERAL NOTES:

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
- The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- Applicable for lots with drainage easements only  
This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Parkside Phase 1, as shown on the plat is called "Drainage and Detention Easement." the Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Forestar (USA) Real Estate Group Inc., acting herein by and through his (its) duly authorized officer(s) does hereby adopt this plat designating the herein above described property as PARKSIDE PHASE 1, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Celina, Texas.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2015.

Forestar (USA) Real Estate Group, Inc.  
a Delaware Corporation

By: \_\_\_\_\_  
Thomas H. Burleson  
Executive Vice President, Owner

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Thomas H. Burleson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2015.



\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
Notary Public, State of Texas

FINAL PLAT

Approved by the City of Celina for filing at the office of the County Clerk of Collin County, Texas

RECOMMENDED BY: \_\_\_\_\_  
Planning and Zoning Commission  
City of Celina, Texas

\_\_\_\_\_  
Signature of Chairperson      Date of Recommendation

APPROVED BY: \_\_\_\_\_  
City Council  
City of Celina, Texas

\_\_\_\_\_  
Signature of Mayor      Date of Approval

ATTEST:

\_\_\_\_\_  
City Secretary      Date

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

\_\_\_\_\_  
Mayor, City of Celina      Date

ATTEST:

\_\_\_\_\_  
City Secretary, City of Celina      Date

CITY PROJECT NO. P-201402-01

FINAL PLAT

PARKSIDE PHASE 1

78 RESIDENTIAL LOTS DEVELOPED &  
5 HOA LOTS BEING 22.788 ACRES OUT OF THE  
M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 644  
CITY OF CELINA, COLLIN COUNTY, TEXAS

Owner/Applicant  
Forestar Group  
14755 Preston Road, Ste. 710  
Dallas, Texas 75254  
Telephone (972) 341-2939  
Contact: Thomas H. Burleson

Engineer/Surveyor  
Spiars Engineering, Inc. TBPE No. F-2121  
785 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: Tim C. Spiars